

SAVANNAH ZONING BOARD OF APPEALS

ARTHUR A. MENDONSA HEARING ROOM  
112 EAST STATE STREET

JULY 24, 2007

2:30 P.M.

FINAL AGENDA

**This Agenda can be accessed on the Internet at <http://www.thempc.org>**

I. MINUTES

1. Approval of SZBA Minutes – June 26, 2007

II. CONSENT AGENDA

**The Consent Agenda consists of items for which the applicant is in agreement with the staff recommendation and for which no known objections have been identified nor anticipated by staff. Any objections raised at the meeting will result in the item being moved to the Regular Agenda.**

1. Petition of Robert Poppell, Jr.  
B-061127-36094-2  
605 Rose Dhu Road

**Nature of Request**

The petitioner is requesting approval of an 8 foot side yard setback variance from the 15 foot side yard setback required by Section 8-3025 of the Savannah Zoning Ordinance in order to create two separate parcels. The subject property is located at 605 Rose Dhu Road. The property is zoned R-20 (One-Family Residential).

**Summary of Findings:** All of the conditions necessary for granting the relief requested appear to be met.

III. REGULAR AGENDA

1. Continued Petition of Charles Wallace  
B-070529-39647-2  
5206 Simpson Street

**Nature of Request**

The petitioner is requesting approval of an application to establish a use (child care center) and is seeking a waiver of the requirement that said use must be located on a collector or arterial street pursuant to the regulations of Section 8-3025 of the Savannah Zoning Ordinance. The subject property is located at 5206 Simpson Street. The property is zoned R-6 (One-family Residential).

**Summary of Findings:** All of the conditions necessary for granting use approval for a child care center appear not to be met.

**MORE**

2. Petition of Kim Icovozzi, For  
Icovozzi Fine Art  
B-070622-58050-2  
111 West Charlton Street  
**(Withdrawn Per Petitioner's Request)**

3. Petition of Brian Haggerty,  
Montis Properties, LLC  
B-070622-58155-2  
9 – 17 East Macon Street

**Nature of Request**

The petitioner is requesting approval of a variance to allow 100 percent lot coverage as opposed to the 75 percent lot coverage allowed in Section 8-3025 of the Savannah Zoning Ordinance in order to construct a residential development. The subject property is located at 9 – 17 East Macon Street. The property is zoned R-I-P-A (Residential-Medium Density).

**Summary Of Findings:** All of the findings necessary for granting the variance requested appears not to be met.

4. Petition of Shelley S. Smith  
B-070622-58262-2  
1801 Habersham Street

**Nature of Request**

The petitioner is requesting approval of an application to establish a use (restaurant with alcohol sales) pursuant to the requirements of Part 8, Chapter 3, Article K, Section 5.8.2 of the Savannah Zoning Ordinance in order to develop a restaurant. The subject property is located at 1801 Habersham Street. The property is zoned TC-1 (Traditional Commercial).

**Summary Of Findings:** All of the conditions necessary for granting the use approval requested appear to be met.

5. Petition of Angela Williams  
B-070622-58360-2  
4412 Liberty Parkway

**Nature of Request**

The petitioner is requesting approval of an application to establish a use (child care) which must be approved by the Zoning Board of Appeals pursuant to the requirements of Section 8-3025 of the Savannah Zoning Ordinance. The petitioner is seeking approval of a center to accommodate 18 children. The subject property is located at 4412 Liberty Parkway. The property is zoned R—6 (One-Family Residential).

**Summary of Findings:** All of the conditions necessary for granting the use approval requested appear not to be met.

**MORE**

6. Petition of Sabrina Williams-Hardy  
B-070625-49452-2  
505 Screven Avenue

**Nature of Request**

The petitioner is requesting approval of an application to establish a use (child care for 36 children) which must be approved by the Board of Appeals pursuant to the requirements of Section 8-3025 of the Savannah Zoning Ordinance. The petitioner is also seeking approval of a waiver that said use be located on a collector or higher classed street. The subject property is located at 505 Screven Avenue. The property is zoned R-6 (One-Family Residential).

**Summary of Findings:** All of the conditions necessary for granting the use approval requested appear not to be met.

7. Petition of Gary Watkins  
Watkins Associates Architects  
B-070625-49802-2  
2004 Beech Street

**Nature of Request**

The petitioner is requesting approval of a variance to allow parking in the required side yard setback in order to reconfigure an existing retail development. The subject property is located at 2004 Beech Street. The property is zoned P-B-N (Planned Neighborhood Business).

**Summary of Findings:** All of the conditions necessary for granting the requested variance appear not to be met.

**IV. Other Business**

**V. Adjournment**